

097.0

0003

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,386,900 / 1,386,900
USE VALUE: 1,386,900 / 1,386,900
ASSESSED: 1,386,900 / 1,386,900**Patriot**
Properties Inc.**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
58		OLD MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TRAINOR MATTHEW & SARAH	
Owner 2:	
Owner 3:	

Street 1: 58 OLD MYSTIC ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y
Postal: 02474
Type:

PREVIOUS OWNER	
Owner 1: JONES EDWARD C & -	
Owner 2: MARTINEZ-JONES ASTRID -	
Street 1: 58 OLD MYSTIC STREET	
Twn/City: ARLINGTON	
St/Prov: MA	
Cntry:	
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .404 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1850, having primarily Clapboard Exterior and 2908 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17587		Sq. Ft.	Site		0	70.	0.54	4									663,324						663,300	SUBDIV PLAN No. 51

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	17587.000	718,300	5,300	663,300	1,386,900	
Total Card	0.404	718,300	5,300	663,300	1,386,900	Entered Lot Size
Total Parcel	0.404	718,300	5,300	663,300	1,386,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	476.93	/Parcel: 476.93	Land Unit Type:

Total Card / Total Parcel
1,386,900 / 1,386,900

User Acct	63380
GIS Ref	
GIS Ref	
Insp Date	
11/15/18	

USER DEFINED	
Prior Id # 1:	63380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	06:24:10
LAST REV	
Date	Time
06/20/19	14:14:40
apro	
7914	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES EDWARD C	69767-380		8/14/2017		1,280,000	No	No		
ALUIA JOSEPH	55047-267		7/26/2010		845,000	No	No	SUB-DIV PLAN 511OF 2010	
RALEIGH THOMAS	54786-487		6/4/2010	Change>Sale	1,000,000	No	No		
BERLIN GERALD/D	46285-79		10/14/2005		950,000	No	No		
DUFFY JAMES E	32333-50		2/6/2001	Family	99	No	No		
	13304-489		10/1/1977		73,000	No	No	Y	

BUILDING PERMITS													ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name										
1/28/1993	25		30,000					REN/KITCHEN/BATH++	11/15/2018	MEAS&NOTICE	CC	Chris C										

Sign: VERIFICATION OF VISIT NOT DATA / / /

